

**IVINS CITY  
PLANNING COMMISSION  
MINUTES  
December 15, 2015  
435-628-0606**

**1) WELCOME AND CALL TO ORDER**

**CHAIRMAN AND COMMISSIONERS:** The meeting was called to order at 05:30 p.m. All present included Chairman Jeff Loris, Commissioner Bryan Pack, Commissioner Mike Scott, Commissioner Lance Anderson, and Commissioner Adel Murphy.

Staff Attending: Dale Coulam-City manager/Attorney, Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.

Audience Attending: Ken Miller, Lisa Rutherford, Kathy Barth, Rich Bryant, Brandee Walker, as well as others that did not sign in.

**A. Acknowledgement of Quorum**

**B. Flag Salute--Commissioner Adel Murphy**

**C. Invocation--Commissioner Bryan Pack**

**D. Disclosures--None.**

**2) REPORTS AND PRESENTATIONS**

**A. Annual training on open meetings and other matters.**

**Dale Coulam** stated that State Law requires an annual training on open meetings law with our public bodies. Any action taken by the Commission must be done openly and deliberations must be open. Work meetings where a quorum is present are a meeting and should be noticed 24 hours in advance. When a quorum is present, you cannot discuss any City items without it being a meeting. If you are at a social function and no City business is discussed this would not be a meeting even if a quorum was present. He cautioned about pre- or post-meeting discussions. Before a meeting starts, do not discuss items on the agenda; the same applies with discussions after the meeting. The public might assume that you are discussing agenda items either prior to or after your actual meeting. On written disclosures, please update them. If you own land or work for a company that may come before this body, make sure that is written on the disclosures. Ivins has also adopted the procedure that a Public Body member that is also an applicant will not participate in the discussion or vote on that item.

**3) BUSINESS LICENSES -None**

**4) PUBLIC HEARING AND ACTION ITEMS - None**

**5) DISCUSSION AND POTENTIAL ACTION ITEMS**

**A. Discuss and consider approval of Palisades at Snow Canyon Phase 5 Final Plat. 18 lots on approximately 9.28 acres, located at approximately Sandstone Wash Drive. Kingsbury Development, LLC-Owner. Brian Ring-Applicant.**

**Kevin Rudd** stated the location and that this is consistent as the Preliminary Plan and that TRC has reviewed it and brings forth recommendation of approval to the Commission. **Chairman Jeff Loris** asked about changes to the Plat. **Brandee Walker** stated the end of the cul de sac has a hole that will be the secondary emergency access. **Commissioner Lance Anderson** inquired if everything around it had been built. **Kevin Rudd** stated yes.

**MOTION: Commissioner Bryan Pack moved to approve Palisades at Snow Canyon Phase 5 Final Plat. 18 lots on approximately 9.28 acres, located at approximately Sandstone Wash**

**Drive. Kingsbury Development, LLC-Owner. Brian Ring-Applicant.**

**SECOND: Commissioner Mike Scott**

**VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE
Commissioner Adel Murphy	AYE

**B. Discuss and consider approval of Silver Sage Final Plat. 14 lots on approximately 6.31 acres, located at approximately 500 W. South Center. Development Solutions Owner/Applicant.**

**Kevin Rudd** stated that this is directly across from Tenaya Sands. It is exactly as seen in the Preliminary Plan. There are 11 lots in the next Phase II, but this is the first half of it. TRC has reviewed this final plat and recommends approval. **Commissioner Lance Anderson** inquired where the secondary access was. **Kevin Rudd** stated this one does not require it. They can pull in and back out and the T-shape is allowed by code.

**MOTION: Commissioner Bryan Pack moved to approve Silver Sage Final Plat Phase I. 14 lots on approximately 6.31 acres, located at approximately 500 W. South Center.**

**Development Solutions Owner/Applicant.**

**SECOND: Commissioner Adel Murphy**

**VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE
Commissioner Adel Murphy	AYE

**C. Discuss and Review Zoning Ordinance Text.**

**Commissioner Mike Scott** read through this and thinks he has a simple solution. He could summarize it and email it to Dale Coulam and/or Sharon Allen for distribution and deal it with next meeting. This is for the Table of Uses.

**MOTION: Commissioner Bryan Pack moved to table Item C. Discuss and Review Zoning Ordinance Text.**

**SECOND: Commissioner Mike Scott**

**VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE
Commissioner Adel Murphy	AYE

**D. Discuss and consider approval of the Ivins City Planning Commission minutes for Planning Commission December 1, 2015.**

**MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for Planning Commission December 1, 2015, as amended.**

**SECOND: Commissioner Bryan Pack**

**VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE
Commissioner Adel Murphy	AYE

**6) REPORTS**

**A. Planning Commission**

**B. Chairman**

**C. Building & Zoning Administrator, Kevin Rudd**

**D. City Attorney, Dale Coulam**

**E. Items to be placed on future agendas**

**Dale Coulam** inquired about putting the proposed Subdivision Ordinance to a Public Hearing on the Planning Commission's next meeting.

**7) ADJOURNMENT**

**MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT**

**SECOND: Commissioner Bryan Pack**

**VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE
Commissioner Adel Murphy	AYE